



# Community Conversation on the Center City Focus Area

## Agenda November 18, 2004

- 6:30 p.m.* Call to Order and Welcome – Planning Commission Chairman  
Jesse Young
- 6:35 p.m.* Presentation - Planning Director Reed Nester
- 6:45 p.m.* Group discussion of Housing Issues, facilitated by  
Commissioner Joe Hertzler
- 7:15 p.m.* Group discussion of Commercial Issues, facilitated by  
Commissioner Doug Pons
- 7:45 p.m.* Group discussion of Infrastructure Issues, facilitated by  
Commissioner Elaine McBeth
- 8:15 p.m.* Group discussion - your vision for the future of the Center City  
Focus Area – Planning Commission Chairman Jesse Young
- 8:30 p.m.* Adjourn

### **Planning Commission Members**

Jesse Young, Chairman  
Douglas Pons, 1<sup>st</sup> Vice Chairman  
Joe Hertzler, 2<sup>nd</sup> Vice Chairman  
Charles Friend  
Elaine McBeth  
Marc Rose  
Audrey B. Smith

### **Staff**

Reed Nester, Planning Director  
Carolyn Murphy, Zoning Administrator  
John Catlett, Codes Compliance Administrator  
Dee Scott, Planning Department Secretary

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# **COMPREHENSIVE PLAN UPDATE CENTER CITY FOCUS AREA TALKING POINTS**

Attached are several pages of facts and issues for the Center City Focus Area. These are suggested as a starting point for our Community Conversation on this area of the City, but the discussion is not limited to only these issues.

## **DISCUSSION TOPICS** (More details on the back)

### Housing Issues

- o How should we address the pressures on residential areas adjacent to the College?
- o The City Square area (Scotland and North Henry Streets) and the South Henry Street area have potential for residential redevelopment. What density and housing types would be appropriate?

### Commercial Issues

- o Commercial development is regulated by the zoning ordinance, which controls uses allowed, required parking, signs, and architectural design. Are the City's current regulations too restrictive, not restrictive enough, or about right to preserve the character of the Center City area and encourage economic development?

### Infrastructure Issues

- o The City has reconstructed streets and sidewalks on Prince George and North Boundary Streets. A conceptual plan for a roundabout on Jamestown Road at College Corner has been presented for future consideration. Are there other street, pedestrian or bicycle improvements that should be given a high priority?

## **VISION FOR THE FUTURE**

With the overall goals of the Comprehensive Plan update in mind, what is your vision for the future of the Center City Focus Area?

# ***MORE DETAILS ON THE MAJOR ISSUES***

## **HOUSING ISSUES**

- Concerns have been expressed about pressures on downtown residential areas adjacent to the College of William & Mary.
  - **How should the Plan address these concerns?**
  - **Is the three unrelated person limit for dwelling units a valid restriction?**
- The City Square area (Scotland and North Henry Streets) and the South Henry Street area have potential for residential redevelopment. What density and housing types would be appropriate?
  - **The City Square area (LB-1 zoning) allows 8 dwelling units/acre, which is less than the 13.5 units/acre for the existing Kinnamon Townhouses. Increasing the allowable density would provide greater flexibility and encourage the provision of dwelling units on upper floors. Is this an idea that should be considered?**
  - **South Henry Street south of Boundary Street (RM-1 zoning) allows single family, duplex and townhouses by right, and multifamily with a special use permit, at a density of 8 units/acre. Counselor's Close has a density of 8 units/acre, and the Court Square Townhouses on South Boundary Street have a density of 12 units/acre. Condominiums have been mentioned as a possible future residential use for this area. Is this an acceptable use? Should a residential density higher than 8 units/acre be considered?**
- Bed & breakfasts are allowed along certain major corridors, with limitations on their total numbers, and no more than four rooms allowed per B&B. Two B&Bs are allowed on Henry Street, one is currently approved, and one additional B&B is allowed.
  - **Are the current Bed & Breakfast regulations doing an acceptable job in regulating the location of these uses in residential areas?**

## **COMMERCIAL ISSUES**

- Commercial development is regulated by zoning, which deals with uses allowed, landscape and buffer areas, required parking, signs, and architectural design.
  - **Are the City's current regulations too restrictive, not restrictive enough, or about right to preserve community character and to encourage economic development?**
- The Sharpe Student Survey and the Student Assembly Survey indicated a desire among W&M students for more student oriented businesses close to the College.
  - **Does the Comprehensive Plan provide the flexibility for an appropriate mix of businesses in the downtown and college area, including student-oriented businesses?**
- The LB-1 District north of Merchants Square allows for a mixed-use development of residential, retail, restaurant and office uses. The LB-3 District south of Merchants Square between Ireland Street and Boundary Street allows a more limited range of uses – residential uses at 8 units/acre (single family, duplexes, and townhouses with a special use permit), offices, and very limited commercial uses supporting office use.
  - **Should this distinction be preserved, or should the greater flexibility of the LB-1 District be considered for this area?**

## **INFRASTRUCTURE ISSUES**

- A conceptual plan for a roundabout on Jamestown Road at College Corner has been presented for further consideration.
  - **Is this a good idea?**
- The City has recently improved reconstructed and widened sidewalks on Prince George and North Boundary Streets. Bike lanes have been established along Jamestown Road and on South Henry Street south of Mimosa Drive.
  - **Are there other critical areas for pedestrian and bicycle facilities that should be given a high priority?**



# COMPREHENSIVE PLAN FACT SHEET

## 2000 Census information for Williamsburg

- 11,998 population
- Owner-occupied housing units – 1,602 (44.3%)
- Renter-occupied housing units – 2,017 (55.7%)
- Rental units occupied by persons 15-24 years of age – 501 units (24.8% of total occupied rental units)
- Population in college dormitories – 4,354 persons
- Population 18-24 years old – 5,524 persons (46% of total population)
- Population 65 years old and over – 1,404 persons (11.7%)
- Average household size – 2.07 persons

## 2000 Census Comparisons

	<u>Williamsburg</u>	<u>James City Co.</u>	<u>York Co.</u>
1990 Population	11,600	34,779	42,434
2000 Population	11,998	48,102	56,297
Pop. Growth Rate (1990-2000)	3.4%	38.3%	32.7%
Population 18-24	46%	6.4%	6.6%
Population 65 and over	11.7%	16.8%	12.4%
Median Family Income	\$52,358	\$66,171	\$64,892
Median Age	22.6	40.8	36.5
Renter-occupied housing units	55.7%	23.0%	24.2%
Average Household Size	2.07	2.47	2.78

## Land Use Summary for the Center City Focus Area

### Dwelling Units (346 total – additional details on the back)

- 112 single family dwellings units (includes 1 B&B)
- 32 duplex dwelling units
- 202 multifamily dwelling units

### Dwelling Unit Occupancy (additional details on the next sheet)

- 115 Owner-occupied dwelling units (33.2%)
- 231 Renter-occupied dwelling units (66.8%)

### Bed & Breakfast (Room Rentals to Visitors) – 2 allowed on Henry Street

- 1 Bed & Breakfast establishment

### Non-Residential Buildings

- 20 Office buildings
- 26 Commercial buildings
- 25 Public/Semi-Public (government, church, school, museum)
- 53 William & Mary buildings

# Residential Land Use Summary Center City Focus Area

## Dwelling Units

### 346 Total Dwelling Units

112	Single family dwellings units	32.4%
32	Duplex dwelling units (16 buildings)	9.2%
202	Multifamily dwelling units (95 buildings)	58.4%

## Single Family Dwelling Units

### 112 Total Single Family Dwelling Units

53	Owner-occupied Single Family Dwelling Units	47.3%
59	Renter-occupied Single Family Dwelling Units	52.7%

## Duplex Dwelling Units

### 32 Total Duplex Dwelling Units (16 buildings)

3	Owner-occupied Duplex Dwelling Units	9.4%
29	Renter-occupied Duplex Dwelling Units	90.6%

## Multifamily Dwelling Units

### 202 Total Multifamily Dwelling Units (95 buildings)

59	Owner-occupied Multifamily Dwelling Units	29.2%
143	Renter-occupied Multifamily Dwelling Units	70.8%

## All Dwelling Units (346 total)

	<u>% of Total Units</u>	
53	Single family owner-occupied dwelling units	15.3%
59	Single family renter-occupied dwelling units	17.1%
3	Duplex owner-occupied dwelling units	0.9%
29	Duplex renter-occupied dwelling units	8.4%
59	Multifamily owner-occupied dwelling units	17.0%
143	Multifamily renter-occupied dwelling units	41.3%
<b>115</b>	<b>Total Owner-occupied dwelling units</b>	<b>33.2%</b>
<b>231</b>	<b>Total Renter-occupied dwelling units</b>	<b>66.8%</b>

## BY NEIGHBORHOOD

### Crispus Attucks

15	Owner-occupied dwelling units	79%
4	Renter-occupied dwelling units	21%

### Newport Avenue area (portion Newport, S. Boundary, Crump, Counselor's Close)

62	Owner-occupied dwelling units	61%
39	Renter-occupied dwelling units	39%

### South Henry Street area (S. Henry, Mimosa)

16	Owner-occupied dwelling units	26%
45	Renter-occupied dwelling units	74%

### Merchants Square area (Prince George, Henry)

2	Owner-occupied dwelling units	25%
6	Renter-occupied dwelling units	75%

### City Square area (Scotland, N. Henry, Boundary)

14	Owner-occupied dwelling units	23%
47	Renter-occupied dwelling units	77%

### Braxton Court area (Braxton, Scotland, Richmond)

8	Owner-occupied dwelling units	14%
50	Renter-occupied dwelling units	86%

# CENTER CITY FOCUS AREA RESIDENTIAL DENSITIES

## Residential Densities allowed in Center City zoning districts

### **3 dwelling units/net acre (6 dwelling units/net acre cluster with special use permit)**

RS-2 (*Braxton Court, Mimosa Drive, Newport Avenue west of South Boundary*)

### **8 dwelling units/net acre**

RDT (*Matthew Whaley Area – Scotland, North Henry*)

RM-1 (*South Henry between South Boundary and Mimosa*)

LB-1 (*City Square area – North Boundary, Scotland, North Henry, Lafayette*)

### **14 dwelling units/net acre**

B-1 (*Richmond Road/Merchants Square area*)

## Existing Residential Densities (units/gross acre unless noted)

Note: Uses in ***bold italic*** are located in the Center City Focus Area

***King & Queen Apartments, 732 Scotland Street – 60.5 units/acre (26 units)***

***Sacalis Building, Prince George Street – 54.5 units/acre (6 units)***

Ludwell Apartments, Rolfe Road – 26.5 units/acre (118 units)

Spring Road Apartments, Mt. Vernon Avenue – 22.7 units/acre (114 units)

Jamestown Commons, Lake Powell Road – 21.8 units/acre (12 units)

Spring Garden Apartments, Mt. Vernon Avenue – 16.9 units/acre (20 units)

Peppertree, 1203 Jamestown Road – 16.3 units/acre (40 units)

Indian Spring Apartments, Indian Spring Road – 15.4 units/acre (14 units)

***Kinnamon Townhouses, North Boundary Street – 13.5 units/acre (9 units)***

Shellis Square, Merrimac Trail – 12.7 units/acre (63 units)

***Glazener Apartments, 403 South Boundary Street – 12.5 units/acre (3 units)***

Parkway Apartments, Merrimac Trail – 12.3 units/acre (148 units)

***Court Square Townhouses, 501-511 South Boundary Street – 12.2 units/acre (6 units)***

Bristol Commons, Ironbound Road – 12.1 units/gross acre; 13.2 units/net acre (110 units)

Barclay Square, Merrimac Trail – 12 units/acre (48 units)

Colonial Pines Apartments, Merrimac Trail – 11.9 units/acre (132 units)

Colonial Towne Apartments, Merrimac Trail – 11.4 units/acre (148 units)

***Campus Court Apartments, 708 South Henry Street – 11.3 units/acre (10 units)***

Tyler Court Townhouses, Tyler Street – 10.9 units/acre (10 units)

Priorslee, Merrimac Trail – 10.9 units/acre (57 units)

Julia Ann Apartments, Mt. Vernon Avenue – 10.7 units/acre (52 units)

Clinton Gardens Apartments, Mt. Vernon Avenue – 10.6 units/acre (80 units)

***Glazener Apartments, 702 South Henry Street – 9.8 units/acre (4 units)***

Townhomes at Skipwith, Governor Berkeley Road – 9.6 units/acre (12 units)

Village at Woodshire, Merrimac Trail – 9.3 units/acre (252 units)

***WRHA, Blayton Building (Scotland Street) – 9.3 units/acre (38 units)***

Westgate Condominiums, Patriot Lane – 9.1 units/ acre; 10.3 units/net acre; (108 units)

***Counselor's Close, South Boundary Street – 8 units/acre (54 units)***

Claiborne, Richmond Road – 8 units/acre; 8 units/net acre (118 units)

WRHA, New Hope Road – 7.9 units/acre (28 units)

Wyndham Plantation, Parkway Drive – 6.5 units/acre; 7.7 units/net acre (100 units)

***Digges Building, 510-520 South Henry Street – 6 units/acre (4 units)***

Holly Hills Carriage Homes, Brookwood Drive – 4.1 units/acre; 5.3 units/net acre; (62 lots)

The Oaks, South Henry Street – 4 units/acre (56 units)

Brandywyne, Capitol Landing Road – 3.8 units/acre; 5.1 units/net acre; (79 lots)

***WRHA, Mimosa Drive – 2.9 units/acre (14 units)***

WRHA, Strawberry Plains – 2.7 units/acre (61 lots – includes existing houses)

WRHA, Highland Park – 2.5 units/acre (24 units)

Longhill Woods, Longhill Road – 2.2 units/acre (45 lots)

Richmond Hill, South Henry Street – 2 units/acre; 2.7 units/net acre (16 lots)

Piney Creek, Waltz Farm Drive – 2 units/acre (107 lots)

Port Anne, South Henry Street – 1.6 units/acre (112 lots)

Holly Hills, Jamestown Road – 1.4 units/acre (168 lots)

Savannah Green, Waltz Farm Drive – 1.3 units/acre; 2.4 units/net acre (37 lots)

# **WILLIAMSBURG RESIDENTIAL DENSITIES**

## **Comprehensive Plan**

Low Density Single Family Detached Residential – 1-3 dwelling units/net acre  
Medium Density Single Family Detached Residential – 3-5 dwelling units/net acre  
Medium Density Single Family Attached Residential – 6-8 dwelling units/net acre  
High Density Multifamily Residential – 12-14 dwelling units/net acre  
Mixed Use – 6-8 dwelling units/net acre

## **Zoning Ordinance**

RS-1 District – 20,000 sq.ft. average lot size, 17,500 sq.ft. minimum lot size, or 3 dwelling units/net acre cluster subdivision – single family only  
RS-2 District – 12,500 sq.ft. average lot size, 10,000 sq.ft. minimum lot size, or 3 dwelling units/net acre cluster subdivision (6 dwelling units/net acre cluster with special use permit) – single family only  
RM-1 District – 8 dwelling units/net acre – single family, duplex, townhouses by right; multifamily with special use permit  
RM-2 District – 14 dwelling units/net acre – single family, duplex, townhouses, multifamily  
RDT District – 8 dwelling units/net acre – single family, duplex by right; townhouses, multifamily with special use permit  
LB-1 District – 8 dwelling units/net acre – single family, duplex, multifamily  
LB-3 District – 8 dwelling units/net acre – single family, duplex by right; townhouses with special use permit  
LB-4 District – residential not allowed  
LBR District – 8 dwelling units/net acre – single family, duplex by right; townhouses, multifamily with special use permit  
B-1 District – 14 dwelling units/net acre – single family, duplex, multifamily  
B-2 District – 14 dwelling units/net acre (but no more than 50% of an individual building's floor area – multifamily dwellings only)  
B-3 District – 14 dwelling units/net acre (but no more than 50% of an individual building's floor area – multifamily dwellings only)  
ED District – 8 dwelling units/net acre (but no more than 35% of the floor area of a development – multifamily dwellings only)  
I District – residential not allowed  
CW District – residential uses allowed as a special exception use in restored or reconstructed buildings  
MS District – 10,000 sq.ft. minimum lot size – single family only  
PDR District – 3 dwelling units/net acre when rezoned from RS-1; 6 dwelling units/net acre when rezoned from RS-2 – single family, duplex, townhouses, multifamily  
PDD District – 14 dwelling units/net acre – single family, duplex, townhouses, multifamily

# GOALS FOR THE DEVELOPMENT OF WILLIAMSBURG

The Williamsburg Planning Commission has prepared draft goals and objectives for the Comprehensive Plan Update. Listed below are the goals, as well as specific objectives that apply to the Center City Focus Area.

- I. Character of the City.** Protect and enhance Williamsburg's unique character - the historic area, college, entrance corridors, urban environment and open spaces.
  - A. Protect the character and integrity of the Colonial Williamsburg Historic Area, the historic campus of the College of William & Mary, and the City's historic neighborhoods and commercial areas.
  - E. Develop regulations, design standards and capital improvements to preserve and enhance the character of Williamsburg's urban environment.
- II. Economic Vitality.** Increase employment opportunities, income, business success, and City revenues by supporting and promoting the City's tourism base and other development and redevelopment opportunities.
  - A. Support and expand existing tourism-oriented destinations and related businesses.
  - D. Identify areas suitable for infill development and redevelopment, and develop strategies to encourage such development and redevelopment.
  - F. Cooperate with the Colonial Williamsburg Foundation and the College of William & Mary to coordinate their land use planning and economic development efforts with the City's Comprehensive Plan.
- III. Neighborhoods and Housing.** Protect and enhance the quality of the City's residential neighborhoods, and encourage the provision of affordable housing for City residents.
  - B. Determine appropriate densities for new and infill residential development, taking into consideration the density and character of existing development, environmental constraints, and the capacity of existing and proposed transportation systems.
  - C. Encourage the construction of owner-occupied housing of varying types and densities, with a goal of having more than 50% of the City's housing stock owner-occupied.
  - D. Limit the construction of new multi-family dwellings to areas that are served by adequate public streets and by pedestrian, bicycle and public transportation facilities.
  - G. Use the property maintenance code and the rental inspection program to maintain and improve the quality of the City's neighborhoods.
  - H. Address demands for student-oriented housing, both on- and off-campus, in cooperation with the College of William & Mary.
- IV. Transportation.** Provide an effective transportation system which is compatible with the future land use plan, serves pedestrians, bicyclists and motorists, and promotes the expanded use of transit and rail.
  - B. Incorporate traffic-calming measures in appropriate locations to minimize traffic impacts on the City's neighborhoods.
  - C. Improve and expand bicycle and pedestrian facilities as an important part of the transportation system, with special emphasis on filling in gaps to create an interconnected system.
  - D. Support mass transit providing an acceptable level of service for the Williamsburg area, including James City and York Counties, Colonial Williamsburg, and the College of William & Mary, with the Williamsburg Transportation Center serving as the regional hub.
  - E. Support the development and implementation of improved high-speed rail and light-rail service, with the Williamsburg Transportation Center serving as the regional hub.
- V. Public safety.** Ensure that City systems and facilities enable police, fire, emergency management and judicial operations to protect and serve City residents, visitors, businesses and historical assets.
- VI. Education and Human Services.** Address the educational, health, social, economic and workforce training needs of City families, youth, seniors and disabled citizens.
- VII. Recreation and Culture.** Add to the quality and availability of recreational and cultural facilities, and enhance recreational and cultural programming to meet the needs of the City families, youth and seniors.
- VIII. Environmental Services.** Ensure an adequate supply of clean, safe drinking water; protect environment through operation of effective storm water, wastewater and solid waste programs.
- IX. Implementation.** Implement the recommendations of the Comprehensive Plan by updating the City's zoning, subdivision and site plan controls, and by incorporating the Plan's recommendations into the Capital Improvement Program.

